

**CITY OF ROCKVILLE PLANNING DIVISION  
STAFF REPORT**

November 12, 2002

**SUBJECT: Map Amendment No. MAP2002-00082 – Rose Hill Farm Barn, Dairy and Garden**

To change the zoning of the Rose Hill Barn and Dairy Building and an as yet undetermined environmental setting on land adjacent to the present Rose Hill Farm Historic District on Autumn Wind Way and Rose Petal Way from R-S to R-S HD (Historic District) and place it in the Rose Hill Farm Historic District.

**Location:** North side of Autumn Wind Way at its intersection with Garden Way.

**Description:** Approximately one-half acre, part of Exchange and New Exchange Enlarged and part of 19.08 acres of land owned by the Washington Waldorf School. The Mayor and Council will determine the final reduced environmental setting.

**Size:** Approximately one-half acre, with a final reduced environmental setting to be determined by the Mayor and Council.

**Planning Commission Meeting Date:** November 20, 2002

**Mayor and Council Public Hearing Date:** November 18, 2002

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission concur that the property is eligible for historic designation and find that such zoning will not present an adverse impact to the planning area or neighborhood. Staff recommends that the Rose Hill Barn and Dairy building and the land between it and the Rose Hill Mansion be included in the Rose Hill Farm Historic District. This will result in Historic District Commission review and approval of any substantial exterior changes to the buildings. If designated, the buildings would be eligible for the 20% State and 10% County tax benefits for approved maintenance and restoration of the buildings.

**PLANNING PROCESS:**

The property was nominated for historic district status by the Historic District Commission, which hired a consultant to assemble the history and archeological basis of the entire Chestnut Lodge and Rose Hill property and make recommendations for historic districts or sites. The consultant, Ward Bucher, recommended limited historic designation for both properties.

The Historic District Commission held public hearings on the nominations on April 15, 1997 and May 12, 1997. On June 17, 1997, the HDC found that Rose Hill Farm /the Bullard House and its viewscape was eligible for historic designation and Hill Top House ("The Maples") was not eligible due to loss of architectural integrity. Chestnut Lodge was deferred to July 15, 1997, when the remaining portion of the original 5-acre Woodlawn Hotel lot, in addition to the Rose Hill Farm/Bullard House and Rose Hill Barn were found eligible for historic designation. The remainder

of the rear portion of Chestnut Lodge was found not to be eligible with the exception of the portion which is part of Rose Hill Farm. The Mayor and Council decided not to file for historic district rezoning until the property owner, CPC Health, completed its master plan for the parcel. The medical use failed financially and the master plan was never completed. The property was sold in 2001 to the Washington Waldorf School. The Map Amendment for the Rose Hill Barn was postponed to allow the new owners to determine appropriate uses for the buildings and property.

The Map Amendment for the Rose Hill Barn and Dairy was filed on October 11, 2002 and was accepted as MAP2002-00082.

The Planning Commission is requested to review the information and recommendations of the Historic District Commission and make a recommendation to the Mayor and Council. The Planning Commission review is not limited to historical, cultural, archeological, or architectural significance, but can encompass other planning criteria. The basic underlying zone and permitted uses of the property will not change. The Washington Waldorf School is preparing an overall plan for the property.

### **SUMMARY OF HISTORY:**

The earliest mention of a farm at Rose Hill is when Alexander Herbert of Prince George's County executed a will on April 13, 1753 which stated "I give and bequeath to Benjamin Adams, son of Ann Adams of aforesaid county all that parcel of land called Exchange and New Exchange Enlarged containing 250 acres, lying at Rock Creek." In 1764, Benjamin Adams, planter, made a will leaving all his land on the north side of the road called the Falls Road to his wife, Sarah, during her life, then to his son, Alexander. In 1802, Sarah Beall Adams married an adjacent landowner and recent widower, William O'Neale Sr. He owned close to 1,000 acres of land south and west of Rockville and land adjacent to Sarah Beall Adam's property. After the marriage, William and Sarah O'Neale resided on her farmstead until 1807, when her life estate right to the land was leased to Lewis Beall, a young assistant clerk of the Montgomery County Court. Lewis Beall eventually purchased Alexander Adams' interest in the property.

Lewis Beall was the youngest child of Brooke Beall and a student at George Town College when his father died. All of Brooke Beall's land near Rockville went to elder sons Upton and Aquilla Beall as tenants in common, the land and tobacco business in Georgetown went to his daughters and sons-in-law, and his house and lot in Georgetown "wherein Brooke Beall lived until the time of his death" went to his minor son Lewis Beall subject to a life estate of his wife, Margaret Johns Beall.

In 1805 and 1806, Lewis Beall and his wife Eliza Wootton Beall purchased the Adams/ONEale house and farm, and a great deal of furniture, livestock and farm equipment that was obtained on credit. In 1811, Lewis Beall died unexpectedly without a will and his property was sold to pay his debts. His widow was able to purchase 181 acres, Lots 1 and 2 of Exchange and New Exchange for \$13.55 per acre and her dower rights for a total of \$2,452.55 cash. The house and farm were on Lot 1, the 157 acres and farmstead purchased by Lewis Beall from Sarah O'Neale and Alexander Adams.

In 1822, Eliza married Rev. John Mines, a Presbyterian Minister to the Cabin John and Bethesda congregations and the Superintendent of Rockville Academy, who adopted the youngest son of Eliza and Lewis Beall, John Lewis Beall. Eliza died in 1840 and Rev. Mines married Mary Dunlop. Eliza

Beall Mines' two sons inherited the property after her death but sold the tract "now called Rose Hill" in 1846 to Mary Dunlop Mines. The land consisted of 162-3/8 acres at that time.

Rev. Mines died in 1849 and Mary and her sister Henrietta Dunlop lived at Rose Hill the rest of their lives. Mary had no children and left the life estate in the house to her sister and then to her nephew and nieces. Both the 1865 Martinet and Bond map and the 1878 Hopkins Atlas show a house at the end of a long lane and another house close to Great Falls Road owned by Mary Mines.

In 1908 Dr. Ernest Bullard had acquired the defunct Woodlawn Hotel for his Sanitarium. This 8-acre property was located 150 yards north of Rose Hill. Dr. Bullard bought an additional five acres in 1912, but the largest portion of the 46 acre tract known as Rose Hill was sold to James Sommerville and Rose Dawson, (242/402) who kept it until 1935. Dexter and Anne Bullard purchased 41.58 acres and Rose Hill from the Dawsons in 1935 (598/343) and extensively remodeled and modernized the Rose Hill house. On the exterior, little remains of the 19<sup>th</sup> century farmhouse other than the front facade massing and the original front door, now on the side.

### **Planning Area Description**

The 20.4-acre Washington Waldorf School is located in Planning Area Four, West End and Woodley Gardens East-West neighborhoods. Planning Area Four is a mix of single-family residential, garden apartments, townhouses, and senior citizen housing. The Washington-Waldorf School property is one of the last remaining large parcels in the center of Rockville that is zoned R-S (residential suburban) and used for low-density institutional use in a campus format.

The Planning Commission Approved Draft Master Plan (January 2002) addresses the Rose Hill portion of the property in Chapter 2:

#### **Critical Parcel/Area #1** (Chapter 2- pages 12-14)

##### **Chestnut Lodge, 500 West Montgomery Avenue**

"Two southern portions of the property were sold and subdivided for single family housing for the Rose Hill and Rose Hill Falls subdivisions. However, the historically significant Woodlawn Hotel/Chestnut Lodge and numerous other buildings remain on the 20.4-acre site. There is also a significant stand of mature trees and a small wetland on the site. Along West Montgomery Avenue, the first 200 feet of the property is within the West Montgomery Avenue Historic District. The site is zoned RS (20,000 sq. ft. minimum lot size). The preservation of the historic buildings and the site's mature trees and limiting traffic impacts are key concerns."

#### **"Recommendation**

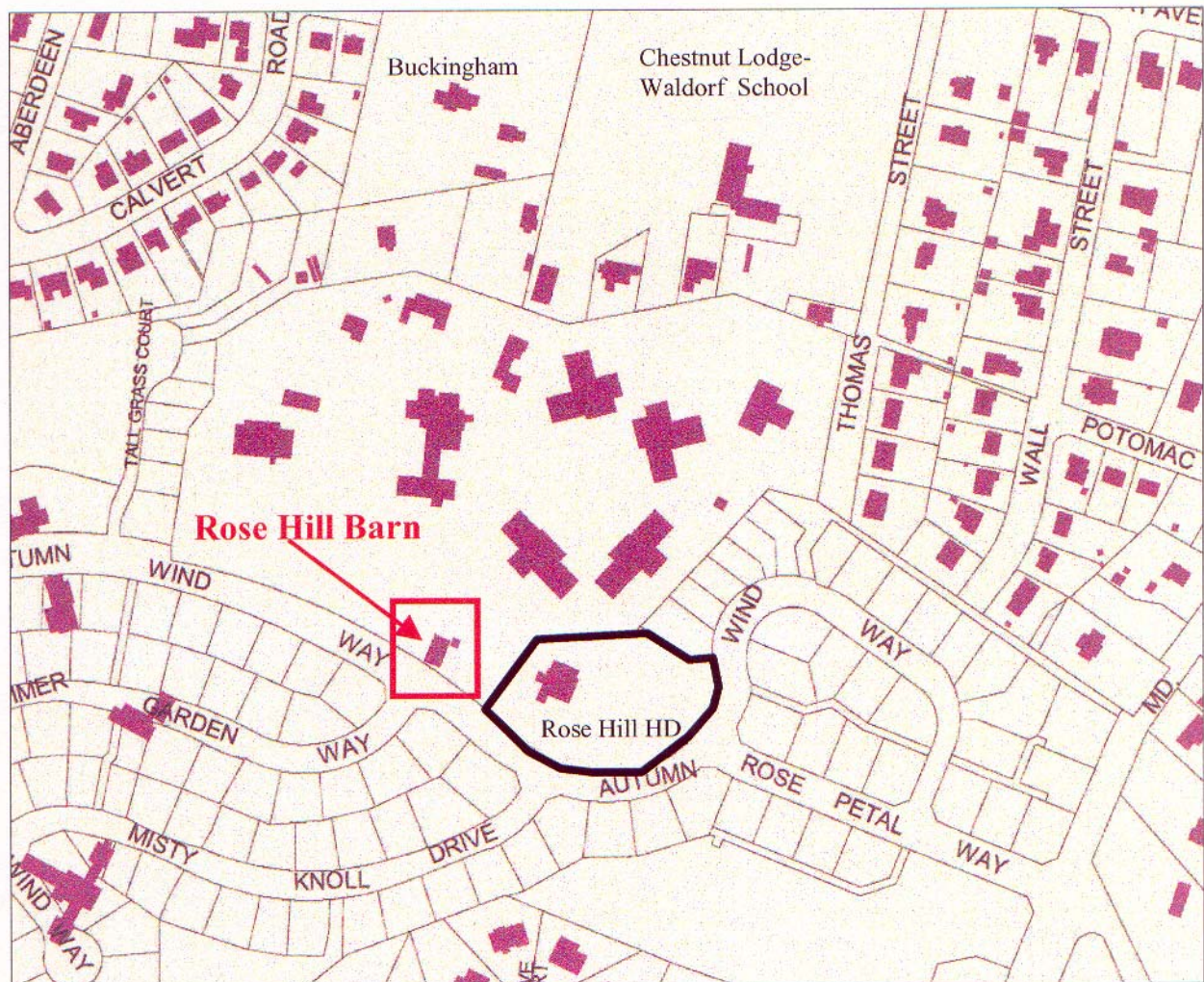
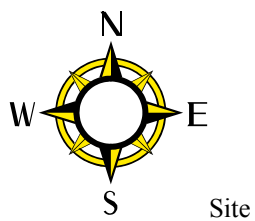
This plan recommends that the site be maintained in an institutional use and retain its RS zone in order to offer as much protection as possible for the site's historic buildings and mature trees. A residential use on the property may also be acceptable if the historic buildings and trees are protected. Development under the planned residential unit development procedure is preferred for its flexibility in site design. However, this plan recommends against allowing C-1 uses that are normally permitted in a planned residential unit development. Finally, a hotel/spa use in the Main Lodge Building may be an acceptable use as long as it is limited primarily to the existing buildings, without major additions, and is buffered from the adjacent neighborhoods, and protects the site's historic

buildings and trees. This would require either a text amendment or the creation of a new zone to provide for this option.”

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#### Attachments

- A. Site Map
- B. History of Rose Hill Farm
- C. Statement of Significance
- D. Proposed Environmental Setting



**STATEMENT OF SIGNIFICANCE**

**MAP2002-00082**

**NAME OF RESOURCE:** ROSE HILL BARN  
**ADDRESS:** NORTH SIDE OF AUTUMN WIND WAY AT GARDEN WAY  
**LEGAL DESCRIPTION:** GR22 P388, PART OF EXCHANGE AND NEW EXCHANGE  
**TOTAL ACREAGE:** Approximately one-half acre, part of 19.08 acres. The Mayor and Council will determine a final reduced environmental setting.

**SIGNIFICANCE:**

**Reference:** Ward Bucher, "Chestnut Lodge Archeological/Historical Survey" May 12, 1997"

Section 2. **RECOMMENDATIONS** (Page 4, 5)

"2. The proposed Rose Hill Farm Historic District includes the Rose Hill house, barn, garden shrubs and trees adjacent to the house, and the vista and trees along the entrance drive from Falls Road. The boundaries of the proposed district are 100 ft. north and south from the centerline of the entrance drive from Falls Road on the east to 100 ft. west of the barn (see Appendix B). The proposed district would be partially on Hillrose property and partly on CPC Health property."

Rose Hill Farm Statement of Significance (Page 35)

"Rose Hill is significant as a site of prehistoric and early American archaeological history, and as a site associated with events significant in the history of Rockville and the county through the Adams, O'Neale, Beall and Mines families, and specifically, Samuel Wootton Beall. The Rose Hill Barn is a contributing element and resource of the Rose Hill Farm historic district."

"Archeological test pits have found evidence of pre-historical human habitation near the Rose Hill house. Rose Hill was the 1807 birthplace of Samuel Wootton Beall, who was instrumental in establishing statehood for Wisconsin, served as Wisconsin's Lt. Governor, and also helped found the City of Denver, Colorado and worked for Colorado statehood. The barn and dairy buildings survive, as does the house, which was renovated and enlarged in 1935 as a home for Dr. Dexter and Anne Bullard of the nationally renowned Chestnut Lodge mental health sanitarium. The 1935 renovation is a significant example of a country estate of the second quarter of the 20th Century. Rose Hill and its surrounding acreage is proposed for development as single family houses."

**PROCESS:**

The City of Rockville Historic District Commission evaluated the property known as The Rose Hill Farm, which includes the Rose Hill Barn now on Autumn Wind Way, for historic designation in 1997 as part of an evaluation of Chestnut Lodge and Rose Hill Farm/ The Bullard House. The HDC advertised and held a public hearing on the architectural, historical, and cultural significance of Rose Hill and Chestnut Lodge to the City of Rockville on May 22, June 17, and July 15, 1997. Rose Hill Farm/The Bullard House was found to meet a number of the criteria for significance as recommended by the consultant, Ward Bucher. As the barn was threatened by road placement, the developers of the Rose Hill residential subdivision moved the road to accommodate the preservation of the barn, although the barn was on an adjacent owner's property.

CPC Health, contract owners of Chestnut Lodge, asked the Commission to delay a recommendation until a site plan was prepared for the property. The Commission postponed their decision until June 15, 1997, but the overall site plan was not progressing. The HDC then recommended designation of Chestnut Lodge and Rose Hill Farm as recommended by the consultant at the June 15, 1997 meeting. Hilltop was deferred to the July 15, 1997 meeting. The Mayor and Council desired to schedule designation concurrent with CPC's plans to develop the site. The medical use failed financially and the site plan was not completed. The property went into bankruptcy and foreclosure and was sold in 2001 to the Washington Waldorf School.

Designation for the Rose Hill Farmhouse/ the Bullard House was not tied to the development of the former Chestnut Lodge property and was advocated by the property developers. It was designated as a historic site by the Mayor and Council in November of 2000.

The Rose Hill Barn is on property owned by the Washington Waldorf School, but the barn is not a contributing element of the Chestnut Lodge site. Consequently, it was not included in the Chestnut Lodge designation, nor the Rose Hill Farm designation. Therefore, it must undergo a separate designation process to add it to the Rose Hill Farm Historic District as a contributing element.

The Mayor and Council directed staff to file a sectional map amendment for the designation of the Rose Hill Barn on September 23, 2002 and schedule a public hearing for the purpose of taking testimony and comments on the proposed Map Amendment.

### **Summary of Property History:**

The earliest mention of a farm at Rose Hill is when Alexander Herbert of Prince George's County executed a will on April 13, 1753 which stated "I give and bequeath to Benjamin Adams, son of Ann Adams of aforesaid county all that parcel of land called Exchange and New Exchange Enlarged containing 250 acres, lying at Rock Creek." On the 25<sup>th</sup> of October, 1764, Benjamin Adams, planter, foreseeing his imminent death, made a will leaving all his land on the north side of the road called the Falls Road to his wife, Sarah, during her life, then to his son, Alexander. In 1802, Sarah Beall Adams married an adjacent landowner and recent widower, William O'Neale Sr. His land included tracts named Wheel of Fortune, Pigg Penn and Partnership, altogether close to 1000 acres of land south and west of Rockville. Some of it was part of the Exchange and New Exchange Enlarged and was adjacent to Sarah Beall Adam's property. After the marriage, William and Sarah O'Neale resided on her farmstead until 1807, when her life estate right to the land was leased to Lewis Beall, a young assistant clerk of the Montgomery County Court.

Lewis Beall was the youngest child of Brooke Beall and a student at George Town College when his father died without a will. According to the family agreement dividing the property of Brooke Beall, all the land near Rockville went to elder sons Upton and Aquilla Beall as tenants in common, all the land and tobacco business in Georgetown went to his daughters and sons-in-law, and his house and lot in Georgetown "wherein Brooke Beall lived until the time of his death" went to his minor son Lewis Beall subject to a life estate of his wife, Margaret Johns Beall.

In 1805 and 1806, Lewis Beall and his wife Eliza Wootton Beall purchased land, a house and farm,

and a great deal of furniture, livestock and farm equipment that was obtained on credit. The house and farm resulted from a lease and purchase agreement with William and Sarah O'Neale for her life estate in the property of her husband, "all that part of his land where of he died on the north side of the road commonly called Falls Road ...," which was executed on November 15, 1806. Lewis Beall subsequently purchased the interest of Sarah's son in the land for the sum of 1,500 dollars. In 1811, Lewis Beall died unexpectedly without a will and his property was sold to pay his debts. His widow was able to purchase 181 acres, Lots 1 and 2 of Exchange and New Exchange for \$13.55 per acre and her dower rights for a total of \$2452.55 cash. The house and farm were on Lot 1, the 157 acres purchased by Lewis Beall from Sarah O'Neale and Alexander Adams.

In 1822 Eliza married Rev. John Mines, a Presbyterian Minister to the Cabin John and Bethesda congregations and the Superintendent of Rockville Academy, who adopted the youngest son of Eliza and Lewis Beall, John Lewis Beall. Eliza died in 1840 and Rev. Mines married Mary Dunlop. Eliza Beall Mines' two sons inherited the property after her death, but in 1846 they sold the tract "now called Rose Hill" to Mary Dunlop Mines through her brother, who was trustee. The land consisted of 162-3/8 acres at that time.

Rev. Mines died in 1849 and Mary and her sister Henrietta Dunlop lived at Rose Hill the rest of their lives. Mary had no children and left the life estate in the house to her sister and then to her nephew and nieces. Both the 1865 Martinet and Bond map and the 1878 Hopkins Atlas show a house at the end of a long lane and another house close to Great Falls Road owned by Mary Mines.

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